

**CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING**

THURSDAY, NOVEMBER 21, 2019

PLANNING COMMISSION

- Roll Call
- Review of Minutes- September 19, 2019
 - Nadia Stesiv: Air B&B 403 Wilson Dr.
Conditional Use Permit Application- Home Occupation Type 2
 - Taylor Orchard Driveway Road Creation Petition- Benton Co.
 - Grand Estates -Phase 1 Final Plat

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, OCTOBER 17, 2019

**PUBLIC HEARING
David Lee Rezone R0 to C2**

Chairman Mike Parks called the public hearing portion to order at 7:00 p.m. and roll was called.

Roll Call: Church-yes Feemster- yes Kooistra- yes
 Williams- yes Meyer- Absent Runyan- yes

Mr. David Lee was present and introduced himself to everyone explaining the reason for his request, was to establish a 26-unit storage facility for boats and RV's. Many adjacent property owners were present and voiced their opinions on the request for rezone along with the effects it might have upon their properties, as well as safety concerns, and the real need for the proposed facility within the City of Gentry. After much discussion, including Q & A with the Commission members, Member Jay Williams made a Motion to close the public hearing portion of the meeting. The Motion was seconded by Member Paul Church and roll was called:

Church- yes Feemster- yes Kooistra- yes Williams- yes Runyan- yes
The public hearing was closed.

PLANNING COMMISSION

The Planning and Zoning Commission of the City of Gentry, Arkansas met on October 17, 2019 at 7:35 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Paul Church
Danny Feemster
Jim Kooistra
Jay Williams
Mike Parks
Tammie Runyan

MEMBERS ABSENT

Wanda Meyer

Others in Attendance: Chairman Mike Parks, City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Ron Homeyer, Mr. and Mrs. Lee, David Lee, Jo Ellen Martin, Casey and Heather Hearne, Maxine Foster and others.

Minutes of the September 19, 2019 Regular Meeting:

Motion: Church- To approve the minutes as presented

Second: Runyan

Roll Call: Church-yes Feemster- yes Kooistra- yes
 Williams- yes Runyan- yes

Motion Passed.

1) **David Lee- Rezone- R-0 to C-2**

Parcel # 10-00146-000 (S. Gentry Blvd.)

Motion: Church- to deny the request for rezone and for said property to remain R-0

Second: Kooistra

Roll Call: Church- yes Feemster- yes Kooistra- yes

 Williams- yes Meyer- yes Runyan- yes

Motion passed.

2) **Nora Krein Slikkers- Lot Line Adjustment**

After review of the presented documents:

Motion: Church- to accept the Lot Line Adjustment as platted

Second: Runyan

Roll Call: Church- yes Feemster- yes Kooistra- yes

 Williams- pass Runyan- yes

Motion passed.

3) **Scott Mayberry- Lot Line Adjustment**

After review of presented documents:

Motion: Kooistra- to approve the replat of the Lot Line Adjustment

Second: Church

Roll Call: Church- yes Feemster- yes Kooistra- yes

 Williams- yes Runyan- yes

Motion passed.

4) **Trixie Coffee and Donald Evans- Subdivision (Lot Split)**

After review of presented documents:

Motion: Feemster- to approve Tract Split

Second: Kooistra

Roll Call: Church- yes Feemster- yes Kooistra- yes

 Williams- pass Runyan- yes

Motion passed.

5) **Goslee- Dawn Hill East Subdivision**

***Preliminary Plat-** After review:

Motion: Kooistra- to approve the Preliminary Plat- Phase 1- dated August 12, 2019

Second: Feemster

Roll Call: Church- yes Feemster- yes Kooistra- yes

 Williams- yes Runyan- yes

Motion passed.

6) **Pioneer Woods- Phase 3**

***Sketch Plan-** After Review:

Motion: Williams- to approve as presented, waving item #4

Second: Kooistra

Roll Call: Church- pass Feemster- yes Kooistra- yes
Williams- yes Runyan- yes Parks- yes

Motion passed.

***Preliminary Plat-** After Review:

Motion: Kooistra- to approve Phase 3 dated October 7, 2019

Second: Runyan

Roll Call: Church- pass Feemster- yes Kooistra- yes
Williams- yes Runyan- yes Parks- yes

Motion passed.

7) **Sunset Ridge- Phase 3**

***Final Plat- checklist-** After Review:

Motion: Williams- to approve final plat

Second: Kooistra

Roll Call: Church- yes Feemster- yes Kooistra- yes
Williams- yes Runyan- yes

Motion passed.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Church- to adjourn this meeting

Second: Williams

All in Favor- yes

NONE Opposed:

Motion passed, meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman



APPLICATION FOR PRIVILEGE LICENSE

CURRENT INFORMATION:

BUSINESS NAME:

Nediya Stesiv Airbnb

OWNER'S NAME:

BUSINESS LOCATION:

403 Wilson dr. Gentry AR 72734

MAILING ADDRESS:

TAX ID NUMBER:

CHANGES – PLEASE NOTE:

479 233-9000

OWNER(S) TELEPHONE NUMBER

BUSINESS TELEPHONE NUMBER

OWNER(S)/BUSINESS EMAIL

Airbnb
TYPE OF BUSINESS

OWNER OR AUTHORIZED SIGNATURE

\$25
AMOUNT DUE

MAILING ADDRESS

Airbnb listing my house
WEBSITE two rooms.

NUMBER OF EMPLOYEES FULL/PART TIME

- No longer in business, please remove from mailing list.
 Home Occupation, additional forms attached.

Application and payments may be mailed to:

City of Gentry
Attn: Occupational License
101 W. Main Street
Gentry, AR 72734

CITY OFFICE USE ONLY

IF IN RESIDENTIAL ZONE – HOME OCCUPATION PERMIT APPROVED: X

RECEIPT # 3964

OCCUPATION LICENSE # 2019 - 146

CASH _____ CHECK # 2016

APPROVED BY: UM Pain

DATE: 9/16/19



TYPE A QUESTIONNAIRE

Please answer the following questions and sign below. Attach this form with the Privilege License Renewal form.

**SELECT
ONE**

- YES NO A. Is the home occupation located anywhere on the property besides within the principal dwelling unit?
- YES NO B. Does the home occupation have any employees other than the owner(s) and occupant(s) of the residence?
- YES NO C. Is the home occupation a retail sales operation? (Incidental sales such as shampoo or cosmetics are permitted).
- YES NO D. Does the home occupation occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit?
- YES NO E. Does the home occupation display merchandise or have outside storage of equipment or material?
- YES NO F. Does the home occupation alter the external appearance of the principal dwelling unit?
- YES NO G. Does the home occupation create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit?
- YES NO H. Does the home occupation have more than one non-illuminated business identification sign mounted flush to the dwelling unit, not more than two square feet in area? (A sign permit is required.)
- YES NO I. Does the home occupation involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby?
- YES NO J. Does the home occupation cause more than one customer vehicle to be parked in the vicinity of the principal dwelling unit at a time?
- YES NO K. Does the home occupation involve the external or visible manufacturing of goods on site?

If you have answered *Yes* to any of the above questions, please contact City Hall to apply for a Type B Conditional Use Permit. If you have answered *No* to all of the above questions, you will be issued your Privilege license under the Type A Conditional Use Permit. *Following issuance of a Type A permit, if for any reason the applicant fails to meet any of the requirements for a Type A permit, administrative approval will be revoked and the applicant will be required to present an application to the Planning Commission for a Type B permit.*

By signing this application, I affirm that all the information I have provided in regards to my home occupation is true and correct.

Nadiya Stasic
Owner's Signature

09-13-19
DATE



**CONDITIONAL USE PERMIT
APPLICATION
HOME OCCUPATION – TYPE 2**

NAME: Nediya Stasiv

BUSINESS NAME: _____

PHYSICAL ADDRESS: 403 Wilson dr.

OWNERS SIGNATURE: Nediya Stasiv

RESIDENTIAL ZONE: R-1

FEE PAID: \$85⁰⁰

TYPE B - Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the Conditional Use procedure. However, Type B home occupations must meet the following requirements to be considered for a conditional use permit (see page 2 for permitted & prohibited home occupations):

- _____ a. Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.
- _____ b. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.
- _____ c. The home occupation is not primarily a retail sales operation. (Incidental sales such as shampoo or cosmetics are permitted).
- _____ d. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- _____ e. If the home occupation employs any person not a resident of the home, such non-resident employee shall not be permitted to park at the residence during business hours.

APPLICATION APPROVED – WITH THE FOLLOWING STIPULATIONS:

APPLICATION APPROVED – WITHOUT STIPULATIONS: _____ **DATE:** _____

Occupations List on back

Jenny Trout

From: Jillian Ramoly <Jillian.Ramoly@bentoncountyar.gov>
Sent: Wednesday, November 6, 2019 2:15 PM
To: Jay W. Frasier; Jeremiah M. Thompson; Josh Beam; Steve Trogdon
Cc: Judi Frigon; Kristan Sattler; Mark Smithson
Subject: Road Petition off of Taylor Orchard Rd
Attachments: TAYLOR ORCHARD DRIVEWAY ROAD CREATION PETITION 11-6-2019.pdf

All,

Attached is a road petition to turn a current driveway off of Taylor Orchard Rd into a county-maintained road. The driveway in question is 2000 ft S of the city limits of Gentry, beginning at parcel 18-13782-002 and running the length of the platted easement as indicated by parcel 18-13782-009.

Our office has no issue with the 1st name choice of Hunters Crossing or the 3rd name choice of Grapevine Ln.

All property owners that would be affected by this road change have signed the petition at this time.

Mark,

This is in the planning district of Gentry. Please let us know if there is anything the city would like to recommend on this.

Please let us know if you have any questions or concerns!

*Jillian Ramoly
GIS Analyst
Benton County 9-1-1 Administration*

*215 E Central Ave #12
Bentonville, AR 72712
Phone (479)271-1085
Fax (479)271-1097*

PETITION FOR COUNTY ROAD MAINTENANCE

We are asking for county maintenance to be granted on dirt "road" servicing the parcels located on Taylor Orchard Rd in Gentry. The "access road" (aka easement owned by Mr Ranalli) on Taylor Orchard Road is in DESPERATE need of maintenance. Mr. Ranalli has told us he is willing to deed the easement over to whomever and however need be, so it can receive proper maintenance to all its property owners. Thank you for your willingness to consider our request.

Mr. [Signature] - agree
Whitney [Signature] Robison - agree
Briana Happy - agree
Manda Happy - agree
Ketima Hensell - agree
Brenda Van Fleet
[Signature]
Samantha Chandler
De Whight
Miranda Meeks
[Signature]

Anna Vincent - agree
[Signature]
Paul [Signature] - agree
Harold Willemink
Angelica Meeks - disagree
Austin Taylor
[Signature]
[Signature]
Carlye Biddy
Charles Biddy
Bob [Signature]
[Signature]

* Road Petition *

Page 1
of 8

List of all properties touching - Parcels...

Vincent - 18-13782-006

Happy - 18-13782-007

Gressett (Morgan) 18-13782-000

Meeks - 18-13782-008

Timms - 18-13782-004

Seyer - 18-13782-003

Wilson - 18-13782-001

Garcia - 18-13782-002

All property owners have signed.

Some were on one page, but

others on letters that were mailed.

P.S.

Last page is a
letter from Fire Chief
asking for our road
to please be considered.

Thank You,

Shirley Vincent
(owner)

479-524-0121



BENTON COUNTY SAMPLE PETITION FOR NEW COUNTY ROAD

Date 9/6/19

We the undersigned would like to create a new public-access road in Benton County. We would like to name this road one of the following three choices of names in order of preference. (100% of landowners must sign, 80% must agree)

- 1. Hunters Crossing
3. Grapevine Lane

- 2. Kanalli Lane

Name, address and phone number of main contact person (sponsor for petition)
Ginna Vincent 13439 Taylor Dr. Howard Rd Gentry, AR 72334
479-524-0121

All property owners adjacent to road (Use an additional sheet of paper if needed - only 1 must be notarized)

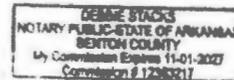
Table with 5 columns: NAME, ADDRESS, PHONE, AGREE/DISAGREE, DATE. The table is currently empty.

I swear or affirm that the above signatures are the signatures of landowners who own property on the road that the request for a road name or road name change is being made and that the information provided is true and correct to the best of my knowledge.

Signature of Sponsor for Petition
Ginna Vincent

SUBSCRIBED AND SWORN to before me this 6th day of September 2019

Notary Public
Dobbin Stacks



My commission expires:
Date: 11/1/2027

Linsey Wilson 13539 Taylor Orchard Rd. Gentry, AR 72734

Signature of land owner

Linsey Wilson

Circle one: Agree or disagree

Please sign and return as soon as possible.

Much appreciated,

Ginna Vincent

Ginna Vincent

Kenny Lopez

Signature of land owner

Circle one: Agree or disagree

Please sign and return as soon as possible.

Much appreciated,

Ginna Vincent

Jim Vack

Derek Timms 09/09/19

Signature of land owner

Derek Timms

Circle one: Agree or disagree

*Thank-you for putting this together Ginna.
If I can be of any further assistance my
number is 701-400-2576. ☺*

Road petition

I, Kelvin Morgan, have been notified there is a road petition for the easement that my property attaches to in front of my home. I understand if it's accepted that my address could potentially be changed.

By signing, I am stating I am in favor of this.

Consider my vote as being in agreement for a road name change if that's what's necessary to get county maintenance on our road.

Road petition

I, Rosemary Miller, have been notified there is a road petition for the easement that my property attaches to in front of my home. I understand if it's accepted that my address could potentially be changed.

By signing, I am stating I am in favor of this.

Consider my vote as being in agreement for a road name change if that's what's necessary to get county maintenance on our road.

It has come to my attention that the above named road was once in the process of becoming a county road but never completed the process for reasons unknown to me. This Road is currently a Dead End Road and is also not maintained and depending on the weather becomes very difficult to travel. This Road also consists of 3 different parcels and turns and is very difficult to find in Emergencies for both Fire and EMS which have responded to the a few times over the year due to the Addresses for these properties all coming off of Taylor Orchard Road with 44 Mail boxes being out on Taylor Orchard and not close to the residence.

For the above reasons I believe it to be in the interest of Seneca County to consider making this at least a Blue sign road and designating it with a name and some regular road maintenance to make it safer and better serve the residence of this area.

Sincerely, Fire Chief

Vester Cr

I'm one of your neighbors, who is acting as "sponsor" with the county, to propose our road receive county maintenance.

I'm required to get signatures of landowners adjoining the road that adjoins your property on Taylor Orchard road in Gentry.

Thank you for your signature, that is confirmation that you are aware of our efforts. You have the option to agree or disagree by circling one. I've enclosed a self addressed, stamped envelope for your convenience. Please return as soon as possible.

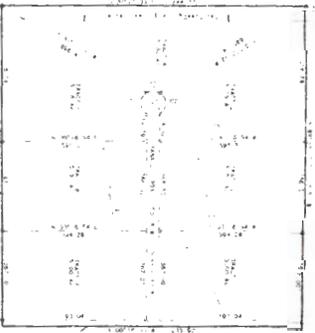
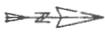
Much appreciated,
Ginna Vincent 479-524-0121



Signature of land owner

Circle one: Agree or disagree

FILED FOR RETURN
AT 11 O'clock AM
JUL 11 1934
SUE HODGES
BUNTON COUNTY, ARK.



THE STATE OF ARKANSAS, COUNTY OF BUNTON, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the records of the County Clerk of Bunton County, Arkansas, this 11th day of July, 1934.

CLERK OF COURT

RECORDED BY _____

INDEXED BY _____

FILED BY _____

DATE RECORDED _____



- Layers
- Tran
 - Envi
 - FEM
 - Plac
 - Plan
 - Distu
 - USG
 - Aeri
 - Aeri
 - Hills

WATERLINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Norbert Ranalli and Judith Ann Ranalli, husband and wife (hereinafter "Grantor"), for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the City of Gentry, Arkansas (hereinafter "Grantee") and unto Grantee's successors and assigns forever, an easement for a water distribution line under or across the hereinafter described lands, situated in Benton County, State of Arkansas, consisting of a permanent easement 15' in width, together with a construction easement 25' in width, along the private road owned by the undersigned and located in and more particularly described as follows:

Part of the SW¼ of the SW¼ of Section 17, Township 18 North, Range 33 West, as owned by Grantors.

Together with the right to ingress and egress over and across such lands for the purpose of laying, repairing, inspecting, maintaining, removing or replacing said water line and the right of exercising all other rights necessary to carry out the purposes for which this easement is created.

And Grantor agrees to warrant and forever defend all and singular the above described easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or seeking to claim the same or any part thereof.

This Easement is declared to and does inure to the benefit of the public generally, and shall be binding upon the successors in title to the lands herein described or any part thereof, their mortgagees, lessees, heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19th day of March, 2004.

"GRANTOR"

Norbert Ranalli
Judith Ann Ranalli

STATE OF ARKANSAS)
) ss:
COUNTY OF BENTON)

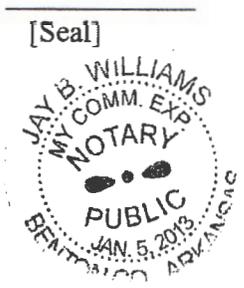
Before me, a Notary Public in and for said County and State, on this 19th day of March, 2004, personally appeared Norbert Ranalli and Judith Ann Ranalli, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act

and deed for the uses and purposes therein set forth.

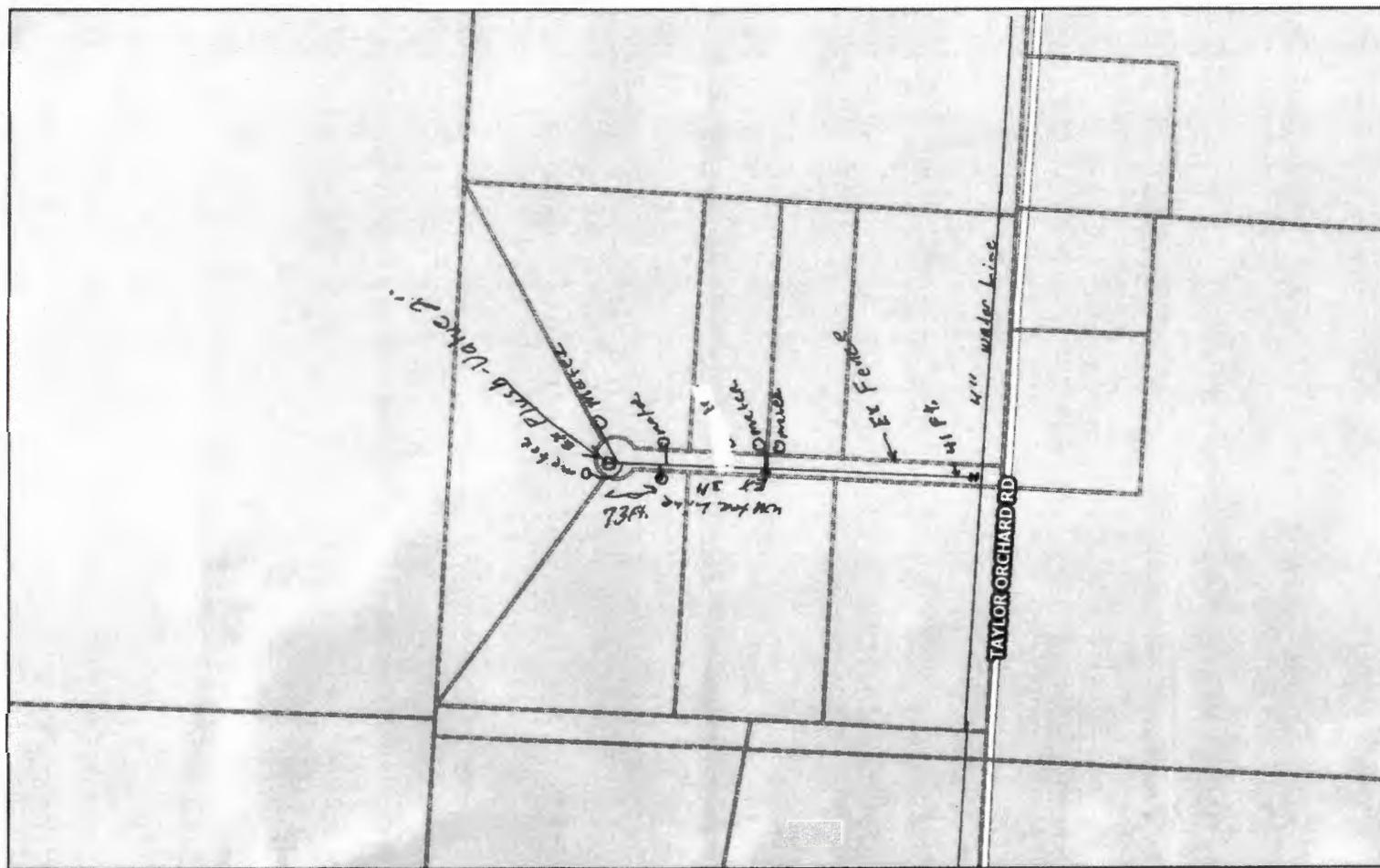
Given under my hand and seal of office the day and year last above written.

My Commission Expires:


Notary Public

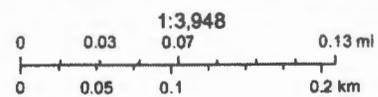


Caynor



November 7, 2019

- | | | | | | |
|----------------|-------------|-------------|----------------|-------------|----------|
| graphicsLayer0 | Streets | Cities | BENTONVILLE | CENTERTON | GARFIELD |
| Parcels | Major Roads | AVOCA | BETHEL HEIGHTS | DECATUR | GATEWAY |
| Major Roads | | BELLA VISTA | CAVE SPRINGS | ELM SPRINGS | GENTRY |



CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

| | | |
|---|---|--|
| SUBDIVISION NAME Grand Estates Phase 1 | OWNERS NAME Grand Estate, LLC | DATE SUBMITTED November 11, 2019 |
| STREET ADDRESS 1300 – 1600 Block W Main St | OWNERS ADDRESS 400 Peach Orchard Rd Bentonville, AR 72712 | DATE PRELIMINARY PLAT COMPLETED & ACCEPTED April 19, 2018 |

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.

A PLAT WILL NOT BE PLACED ON THE Planning Commission’s meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. **Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

| REVIEW STAGE FINAL | REQUIRED ITEMS All required items listed below shall be included. |
|-----------------------|---|
| | 1. Name of Subdivision |
| | 2. Boundaries of subdivision with written legal description of the property |
| | 3. Names, addresses & telephone number of the owner, developer, surveyor and engineer |
| | 4. Acreage in subdivision tract |
| | 5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property. |
| | 6. Date, north arrow and graphic scale |
| | 7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated. |
| | 8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments. |
| | 9. Front building setback lines, with dimensions. |
| | 10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision. |
| | 11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles. |
| | 12. Copy of restrictive covenants. |
| | 13. Street curvature characteristics. |
| | 14. The required drainage report received & certified |
| | 15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated. |

| SUPPORTING DATA | |
|-----------------|--|
| | 1. Certificate of ownership and dedication – signed & dated |
| | 2. Certificate of accuracy (by an) engineer or surveyor – signed & dated |
| | 3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated |
| | 4. Certificate of approval of street and utilities by City official – signed & dated |
| | 5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated |
| | 6. Certificate of approval for recording by planning commission – signed & dated |
| | 7. Certificate of plat acceptance by City Council and any other pertinent information or date. |

| PLANNING OFFICIALS SIGNATURE AND DATE | FINAL PLAT |
|--|--------------------------------------|
| | DENIED REASON: FINAL PLAT INCOMPLETE |
| | APPROVED BY PLANNING COMMISSION |